



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

November 24, 2020, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 PM Work Session – Electronic Meeting via Lifesize

Public meetings will be held electronically in accordance with Executive Order 2020-1 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020.

The public may monitor or listen to open portions of the meeting electronically by following the instructions below.

Lifesize electronic meeting through Granicus at <https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs>. Click the link to view the live stream and meeting documents.

1. Discussion Items

- 1.A DISCUSSION - Creation of the Wildlife Corridor Overlay Zone (Code Amendment) This is a discussion on a draft code amendment to create an establish the Wildlife Corridor Overlay Zone with the purpose to preserve and protect the natural habitat that serves as a migration corridor and habitat for wildlife in the region.
- 1.B DISCUSSION - General Plan Future Land Use Map Changes to Support Transitioning Code
A discussion about potential need to revise the General Plan Land Use Map to better reflect the zoning transition code recently adopted, as well as next steps to achieve an update.
- 1.C DISCUSSION - Code Amendment Process
A discussion about the steps being taken by staff and legal to identify and clarify the code amendment process for City-initiated amendments.

6:30 P.M. - Eagle Mountain City Planning Commission Policy Session

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

- 4.A November 10, 2020, Planning Commission Minutes

5. Status Report

6. Action and Advisory Items

- 6.A PUBLIC HEARING - B&H Land Holdings (Rezone & General Plan Map Amendment)
This application has been withdrawn.

- 6.B PUBLIC HEARING - Ault Farms (Master Development Plan)
This is a request for a master development plan approval for the development of 750 acres of land on the east side of N Pony Express Road and 3000 N, referred to as Ault Farms. The proposed project would include: single-family residential, multifamily (townhomes, condos, and apartments), commercial, tech/light industry uses, and open spaces. The request includes rezoning and an amendment to the General Plan Future Land Use Map.

- 6.C PUBLIC HEARING - Development Code Amendment to Remove Lot Size Transition Requirements (EMMC 17.60 Landscaping, Buffering, Fencing and Transitioning) This is a request to amend the municipal development code for EMMC 17.60 Landscaping, Buffering, Fencing and Transitioning in order to remove Section 17.60.150 Lot Size Transitioning. The City Council approved the development code amendment to incorporate Zone Transitions to the chapter at their hearing on October 6, 2020.

- 6.D PUBLIC HEARING - Development Code Amendment to Establish an Overlay Zone (EMMC 17.58 Historical Preservation Zone)
This is a request to amend the municipal development code for EMMC 17.58 Historical Preservation Zone to establish an overlay zone rather than an underlying zone designation. The amendment also includes clarity to the historical site designation process.

- 6.E PUBLIC HEARING - Development Code Amendment to Establish an Overlay Zone (EMMC 17.62 Ridgeline Protection Standards)
This is a request to amend the municipal development code for EMMC 17.62 Ridgeline Protection Standards to establish an overlay zone that will utilize the existing standards of the subject chapter.

7. Discussion Items

8. Next scheduled meeting

9. Adjournment

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS. In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.